



## City of Santa Barbara California

II. A.

### STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 22, 2018  
**AGENDA DATE:** January 31, 2018  
**PROJECT ADDRESS:** 2904 State Street (MST2017-00630)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Jessica W. Grant, Acting Senior Planner *[Signature]*  
Stephanie Swanson, Assistant Planner

#### I. PROJECT DESCRIPTION

The 8,527 square-foot site is currently developed with an 8-unit residential building; seven units are operated by Willbridge as transitional housing for formerly homeless individuals, the eighth unit serves as an office and unit for an on-site manager. The proposed project involves legalizing bar sinks in the seven residential units and legalizing an "as-built" addition of a laundry room and storage area in the interior setback, approximately 80 square feet in size. Building maintenance work is also proposed, to include: roof shingle replacement; door and window replacement in the existing openings; replacing rain gutters as necessary; re-painting the exterior of the building in the same color; replacing all water tanks with tankless water heaters; repairing lumber rot; replacing electrical, mechanical, and plumbing systems as necessary to bring up to current code compliance; removing wood siding and replacing with stucco; and replacing blue fabric awnings as necessary. Site maintenance is also proposed, including hedge trimming within ten feet of the driveway to be no taller than three and a half feet and restriping the parking lot to include seven standard parking spaces.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is:

1. Interior Setback Modification to allow the "as-built" 80 square foot addition of a laundry room and storage room in the interior setback (SBMC §30.20.030.B and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

## II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this report.

## III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

Applicant: Dwight Gregory	Property Owner: Housing Authority of the City of Santa Barbara
Parcel Number: 051-132-015	Lot Area: 8,527 square feet
General Plan: Medium High Density Residential (15-27 du/acre)	Zoning: R-MH/USS
Existing Use: Multi-Unit Residential	Topography: 4%

Adjacent Land Uses:

North – R-MH/USS; 2931 Verde Vista Drive – Multi-Unit Residential (2-story)  
East – R-MH/USS; 2929 Verde Vista Drive – Multi-Unit Residential (2-story)  
South – R-MH/USS; 2844 State Street – Multi-Unit Residential (2-story)  
West – O-R/USS; 2910 State Street – Multi-Unit Residential (2-story)

### B. PROJECT STATISTICS

	<b>Existing</b>	<b>Proposed</b>
Eight Residential Units	2,068 sq. ft. (net)	2,068 sq. ft. (net)
Attached Accessory Space (As-Built)	75 sq. ft. (net)	75 sq. ft. (net)
Detached Accessory Space (Existing)	59 sq. ft. (net)	59 sq. ft. (net)

### C. EXISTING AND PROPOSED LOT AREA COVERAGE

Building: 2,343 sq. ft. (gross) 27.5%  
Hardscape: 4,715 sq. ft. (gross) 55.3%  
Landscape: 1,469 sq. ft. (gross) 17.2%

## IV. DISCUSSION

### Background

The site was originally developed as a hotel in a non-residential zone (R-O). According to City records, the property was recognized as a Residential Hotel in 2010. The bar sinks in each unit were also reviewed, and Planning staff determined that the sinks could remain; however, they would need to be permitted. Legalization of the bar sinks is included in this permit.

In 2011, the Housing Authority purchased the property. The parcel's zone change in July 2013 to an R-4 zoning designation (now called R-MH under the newly adopted Title 30). In 2017, Planning staff again confirmed to the Housing Authority that the residential use of the structure was recognized by City records and reviewed if the detached storage shed and laundry facility required a zoning Modification to legalize the spaces. The detached storage shed was determined to be legal nonconforming to the interior setback as an allowable encroachment, as a building permit was not required at the time of its construction due to its size; the shed is approximately 8'-0" x 8'-0" and under 10'-0" in height. Only the "as-built" laundry room and storage area is subject to a setback Modification, as it would never have been considered work exempt from a building permit.

#### Interior Setback Modification

The subject property is subject to a 6'-0" interior setback. The "as-built" laundry shed encroaches approximately 3'-9" into the required northern interior setback. The existing multi-unit residential building is non-conforming to the eastern interior setback (depicted as "project north" on the submitted site plans). An existing eight foot tall wood fence runs the length of the rear property line, shielding the laundry room from the neighbor's ground level view. The proposed project includes an exterior renovation to better incorporate the "as-built" laundry facility into the main building. The nearest residential unit on a neighboring parcel is located at 2931 Verde Vista Drive, north of the subject lot, and the nearest opening (a door) is approximately 17'-0" from the "as-built" laundry room. No noise concerns are anticipated, as the laundry facility has been operational for many years (shown on archive plans from the year 2001 for 2931 Verde Vista Drive) with no noise complaints reported to Zoning or Building enforcement. The laundry machines are required to meet with City's Noise Standards within the "as-built" enclosure, which requires no more than 53 dbA at the property line.

#### Design Review

This project was reviewed by the Architectural Board of Review (ABR) on October 2, 2017 and October 9, 2017 under MST2017-00630 on the ABR's consent agenda. The ABR noted that the "as-built" encroachment of the laundry and associated storage room are acceptable, as the facility will be upgraded and renovated to match the existing architecture of the main building. The ABR also supported the laundry room as an amenity to the transitional housing.

#### Environmental Review

According to the City's Master Environmental Assessment Report the project is not located in any archaeological or biological overlay areas. No technical studies were required for environmental review. Since the lot is developed with more than four units and no more than 500 square feet of new or replaced impervious surfaces is anticipated, the project is subject to Storm Water Management Plan (SWMP) Tier 2 basic storm water quality best management practices.

The scope of the entire proposed project can be found exempt from the California Environmental Quality Act (CEQA) under categorical exemptions 15301 (Existing Facilities), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations).

**V. FINDINGS AND CONDITIONS**

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed laundry and storage room is appropriate because it would provide an amenity for the existing, affordable transitional housing to assist the formerly homeless residents gain additional independence, consistent with the goals of the property owner (Housing Authority) and the property manager (Willbridge).

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated October 24, 2017
- C. ABR Minutes, dated October 2, 2017 and October 9, 2017

Contact/Case Planner: Stephanie Swanson, Assistant Planner  
(SSwanson@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4569





## City of Santa Barbara California

### \*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\*

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

**EXHIBIT A**



Dwight Gregory, AIA and Associates, Architecture

2800 Exeter Place Santa Barbara CA 93105-2218

Phone 805-569-5380 Fax 805-682-0541

E-mail dgregoryaia@verizon.net

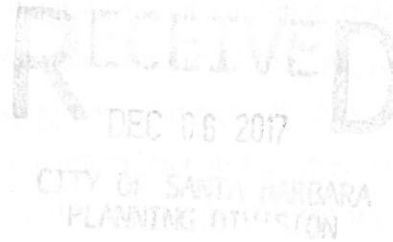
October 24, 2017

Staff Hearing Officer

City of Santa Barbara

630 Garden Street

Santa Barbara, CA 93101



**RE: 2904 State St., APN 051-132-015, MST2017-00630, Zone R-MH/USS**

Dear Staff Hearing Officer,

On behalf of The Housing Authority of the City of Santa Barbara, please consider this zoning modification request.

***Scope of work:***

A 2200 SF motel was built on this 8527 SF property in the early 1950s and in June of 2011 the Housing Authority acquired it. After June, 2011 WillBridge's Permanent Supportive Housing services began leasing from the Housing Authority. The building includes an apartment and an office for the manager along with 7 residential studio units. There is an as-built 80 SF laundry room attached to the east end of the building. An 8' wood fence visually screens the laundry room along the east and north sides of the property rendering it invisible to the adjacent neighbors. A 6' hedge along the south property line effectively screens the building from those first floor neighbors. This building permit will allow necessary maintenance and repairs, including replacement of some windows and doors, roof shingles, rotting wood and gutters, water heaters and resurfacing the parking lot.

***Requested modification:***

We are requesting a modification to the easterly 6' rear yard setback to accommodate

**EXHIBIT B**

the present location of the laundry room. At its nearest point, the laundry room is 3' from the east property line.

***Justification:***

Benefits to the residents:


1. The laundry is an important supporting element of this affordable housing site that is consistent with the City's Affordable Housing Policies and Procedures, per 28.43.020.
2. According to WillBridge's literature, the laundry is an integral element of the goal for residents to "demonstrate their readiness for less supervision and more independence. These individuals move into private rooms or studio units, are enrolled in school, employed, or actively participating in a day program with 30% of their income going towards housing expenses."
3. Each resident has a key to the laundry, protecting the room by keeping it locked when it's not in use. The laundry encourages the residents' personal responsibility, facilitates their good hygiene and bolsters their dignity, --- "transforming homelessness to hopefulness".

Benefits of the laundry room to the site include:

1. providing an appropriate improvement on the lot;
2. an improvement that will be uniform and consistent with the main building;
3. an improvement that does not create any visual impact on the residents or the adjacent northerly, easterly or southerly neighbors;
4. an improvement that is a necessary component to a housing program containing affordable housing for at risk individuals;
5. an improvement that provides a space for on site laundry facilities, a use consistent in the R-MH/USS zone;
6. being the location on the site best suited for this use.

We appreciate your consideration of this request. Should you have any questions or comments, or need additional information concerning this application, please feel free to contact me.

Sincerely,



Dwight Gregory, AIA



**NEW ITEM****F. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015

Application Number: MST2017-00630

Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing it with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding one new van-accessible parking space.)

**(Action may be taken if sufficient information is provided.)**

**Continue one week with comments:**

1. Provide a color/materials board showing roof and stucco color.
2. Provide a window spec.
3. The laundry room area and driveway need to be reviewed by staff to determine if a zoning modification is required.



**CONTINUED ITEM****F. 2904 STATE ST****R-MH/USS Zone**

Assessor's Parcel Number: 051-132-015

Application Number: MST2017-00630

Owner: Housing Authority of the City of Santa Barbara

(Proposal for minor improvements to an existing 8-unit apartment building. Project includes: re-roofing with matching shingles, replacing all windows and doors, repainting the exterior, removing wood siding and replacing with stucco, replacing blue fabric awnings with new, restriping and repairing the existing parking lot, and adding 1 new van accessible parking space.)

**(Comments Only. Project requires Staff Hearing Officer review for the laundry facility to be located in the required six-foot interior setback. Project was last reviewed on October 2, 2017.)**

**Continue to the Staff Hearing Officer with comments:**

1. The colors and material for the roof and stucco are acceptable with the following options: the stucco is to be Lahabre "81 Oatmeal" and the roof is to be Certainty Landmark "Weather Wood."
2. The window specs are acceptable in the white Milgard style.
3. All trim around all windows shall be consistent.
4. It was suggested to paint the front doors to match other doors.
5. The changes to the laundry area are acceptable because it provides an as-built amenity to residents with the understanding that the facility will be upgraded and renovated to match the existing architecture and masonry.

